001.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,054,700 / 1,054,700
					USE VALUE:	1,054,700 / 1,054,700
					ASSESSED:	1,054,700 / 1,054,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-9	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KABA NAWWAF
Owner 2:	BARRETT EDITH
Owner 3:	
Street 1:	9 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,003 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Copm. Clap Exterior and 3709 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5003.000	593,900	4,700	456,100	1,054,700
Total Card	0.115	593,900	4,700	456,100	1,054,700
Total Parcel	0.115	593,900	4,700	456,100	1,054,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.36 | /Parcel: 284.3

Legal Description

User Acct 64

GIS Ref

GIS Ref

Insp Date 08/25/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 001.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	594,200	4700	5,003.	456,100	1,055,000	1,055,000	Year End Roll	12/18/2019
2019	104	FV	433,700	4700	5,003.	484,600	923,000	923,000	Year End Roll	1/3/2019
2018	104	FV	433,700	4700	5,003.	353,500	791,900	791,900	Year End Roll	12/20/2017
2017	104	FV	405,500	4700	5,003.	307,800	718,000	718,000	Year End Roll	1/3/2017
2016	104	FV	405,500	4700	5,003.	262,200	672,400	672,400	Year End	1/4/2016
2015	104	FV	359,100	4700	5,003.	256,500	620,300	620,300	Year End Roll	12/11/2014
2014	104	FV	359,100	4700	5,003.	210,900	574,700	574,700	Year End Roll	12/16/2013
2013	104	FV	374,500	4700	5,003.	200,700	579,900	579,900		12/13/2012

!5!

PRINT

Date	Time
12/10/20	15:54:29

LAST REV

Date	Time
10/23/17	10:03:07
ekelly	
5	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG WILLIAM	1198-118		12/22/1998		320,000	No	No		Y

USER DEFINED

Prior Id # 1:	64
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2015	1348	Inter Fi	10,000		9/16/2015			Complete electrica
8/3/1999	549	Alterati	25,000			G4	GR FY04	ADD 2 DORMERS/PORC

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
3/22/2000	Inspected	276	PATRIOT
9/20/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5003		Sq. Ft.	Site		0	80.	1.14	1									456,073						456,100	

Total AC/HA:	0.11485	Total SF/SM:	5003	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,073	Spl Credit		Total:	456,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.93309516
Const Adj.:	0.96040195
Adj $ / SQ:	152.345
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	729624
Depreciation:	135710
Depreciated Total:	593914

COMMENTS

WIP RE-CHECK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

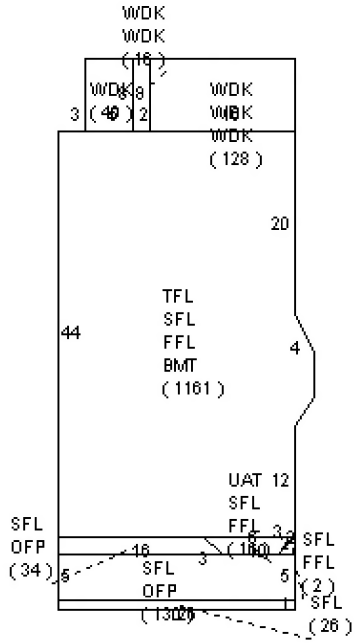
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
97	027.0-0002-0017.0		8/27/1998	320,000
93	048.0-0005-0001.0		10/2/1998	315,000
93	001.0-0001-0009.0		2/27/1998	278,000
93	013.0-0005-0002.0		6/4/1998	267,250
92	044.0-0002-0004.0		6/26/1998	348,000
92	041.0-0005-0007.0		5/28/1998	311,000

WtAv$/SQ:		AvRate:	93.33	Ind.Val	319303.6607

Juris. Factor:		Before Depr:	152.34
Special Features:	0	Val/Su Net:	108.10
Final Total:	593900	Val/Su SzAd	160.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,369	152.340	208,560
FFL	First Floor	1,179	152.340	179,615
BMT	Basement	1,161	45.700	53,062
TFL	Third Floor	1,161	152.340	176,872
WDK	Deck	456	7.870	3,588
OFP	Open Porch	164	25.510	4,184
UAT	Upper Attic	4	60.940	244

Net Sketched Area:	5,494	Total:	626,125
Size Ad	3709	Gross Are	5506	FinArea	3709
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1940	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700